

**Building 1**

Floor Area (m / m2)						Residential Units											
Level	total levels	Ht / flr	Total Ht_m	GCA/level	Total GCA	Studio per level	Studio total	1b per level	1b total	1b+d per level	1b+d total	2b per level	2b total	3b per level	3b total	Total Units	
Ground	1	4.55	4.55	1,100	1,100	0	0	3	3	0	0	5	5	0	0	8	
Levels 2-5	4	2.95	11.80	1,100	4,400	0	0	1	4	2	8	7	28	0	0	40	
Level 6 PH	1	3.00	3.00	867	867	0	0	0	0	0	0	3	3	2	2	5	
Mech	1	2.70	2.70	500	500												
Subtotal Above Grade	6		22.05		6,867												
Building Totals	6		22.05		6,867		0		7		8		36		2	53	
							0%		13%		15%		68%		4%		

**Building 2**

Floor Area (m / m2)						Residential Units											
Level	total levels	Ht / flr	Total Ht_m	GCA/level	Total GCA	Studio per level	Studio total	1b per level	1b total	1b+d per level	1b+d total	2b per level	2b total	3b per level	3b total	Total Units	
Surface parking	0				0												
Ground	1	4.55	4.55	1,100	1,100	0	0	3	3	0	0	5	5	0	0	8	
Levels 2-5	4	2.95	11.80	1,100	4,400	0	0	1	4	2	8	7	28	0	0	40	
Level 6 PH	1	3.00	3.00	867	867	0	0	0	0	0	0	3	3	2	2	5	
Mech	1	2.70	2.70	500	500												
Subtotal Above Grade	6		22.05		6,867												
Building Totals	6		22.05		6,867		0		7		8		36		2	53	
							0%		13%		15%		68%		4%		

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A circle with a radius line segment labeled 'N'.

Dorchester

## Site Plan

DATE	2022-09-01
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DRAWN BY \_\_\_\_\_ Author \_\_\_\_\_

SCALE 1 : 250



**Architectural Floor Plan Details:**

- Units and Areas:**
  - Unit 7 2B: 93.46 m<sup>2</sup> [1006 ft<sup>2</sup>]
  - Unit 8 2B: 85.27 m<sup>2</sup> [918 ft<sup>2</sup>]
  - Unit 1 1B: 57.16 m<sup>2</sup> [615 ft<sup>2</sup>]
  - Unit 2 1B: 65.88 m<sup>2</sup> [709 ft<sup>2</sup>]
  - Unit 3 2B: 100.77 m<sup>2</sup> [1085 ft<sup>2</sup>]
  - Unit 6 2B: 92.87 m<sup>2</sup> [1000 ft<sup>2</sup>]
  - Unit 5 2B: 104.35 m<sup>2</sup> [1123 ft<sup>2</sup>]
  - Unit 4 1B: 57.39 m<sup>2</sup> [618 ft<sup>2</sup>]
  - LOBBY: 65.80 m<sup>2</sup> [708 ft<sup>2</sup>]
  - CONCIERGE
  - MAIL
  - MAIL AND PARCELS
  - CACF
  - STORAGE
  - BICYCLE ROOM: 42 Stacked Spots, 42.38 m<sup>2</sup> [456 ft<sup>2</sup>]
  - GARBAGE ROOM: 68.24 m<sup>2</sup> [735 ft<sup>2</sup>]
  - UNCOMPACTED GARBAGE RM.: 10.76 m<sup>2</sup> [116 ft<sup>2</sup>]
  - COMMON PATIO
- Dimensions and Spacing:**
  - Horizontal spacing: 2,989 [9' - 9 1/2"], 6,000 [19' - 8"], 7,600 [24' - 11"], 50,000 [164' - 0 1/2"], 7,600 [24' - 11"], 7,600 [24' - 11"], 6,000 [19' - 8"], 2,011 [6' - 7"]
  - Vertical spacing: 30,100 [131' - 1 1/2"], 22,000 [72' - 2"], 2,000 [6' - 6 1/2"], 9,900 [32' - 6"]
- Other Features:**
  - PATIO
  - AT GRADE PLANTERS
  - CANOPY ABOVE
  - MAIN ENTRANCE
  - STAIR 1 UP
  - STAIR 2 UP
  - ELEV. 1
  - ELEV. 2
  - GAS
  - OH DOOR
  - PICKUP / DROPOFF AREA
  - LOADING
  - GARBAGE LOADING
  - GCA: 1,100 m<sup>2</sup> [11,843 ft<sup>2</sup>]

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A circle with a radius line segment labeled 'N'.

SCALE 1 : 100



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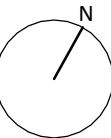
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## NOTES



PROJECT

## Dorchester

Dorchester Rd. & Oldfield Rd.  
Niagara Falls, Ontario

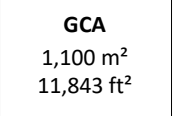
SHEET TITLE

## Building 2 - Ground Floor Plan

PROJECT NUMBER	22168
DATE	2022-09-01
CLIENT	UCC
DRAWN BY	SV

# A-1.01

SCALE 1 : 100

[illegible]

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A circle with a radius line segment labeled 'N'.

SCALE 1 : 100





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2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the use of the drawings or documents for any purpose other than the application, the Architect will provide written (graphic, clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings and Specifications for conformance with the Contract Documents.

3. Drawings are not to be scaled for construction. The Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Architect.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the locations shown on mechanical or electrical drawings. These items not clearly located will be determined by the Contractor.

5. Shop Drawings are not to be used for construction unless clearly labeled as "Issuance For Construction".

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect's plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by these plans. All contractors or subcontractors are to be aware of the constructability of the building(s) at all times ensure that they properly construct the work represented by these plans.

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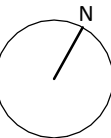
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## NOTES



PROJECT

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### Building 1 and 2 - Levels 6 Penthouse

PROJECT NUMBER	22168
DATE	2022-09-01
CLIENT	UCC
DRAWN BY	SV

# A-1.03

SCALE

1 : 100



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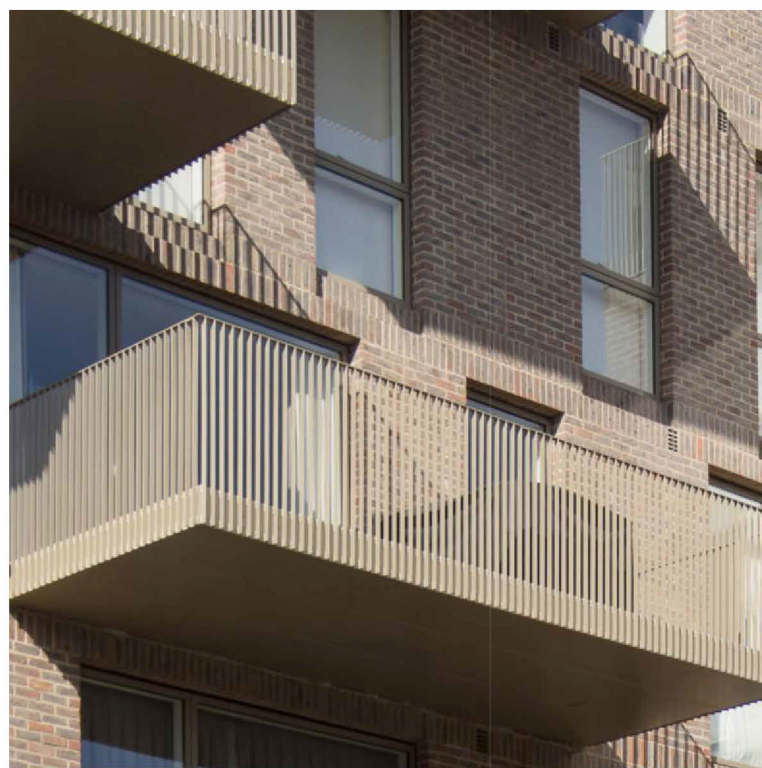
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Dorchester Rd. & Oldfield Rd.  
Niagara Falls, Ontario

### Building 1 and 2 - South Elevation

A-2.01

1 : 100

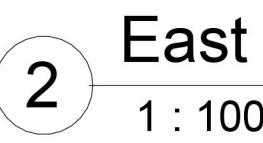
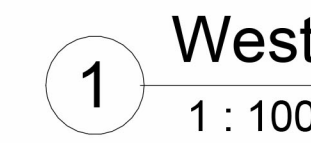




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SCALE 1 : 100





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### Building 1 and 2 - North Elevation

DRAWN BY SV

A-2.03

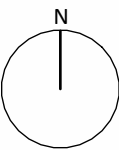
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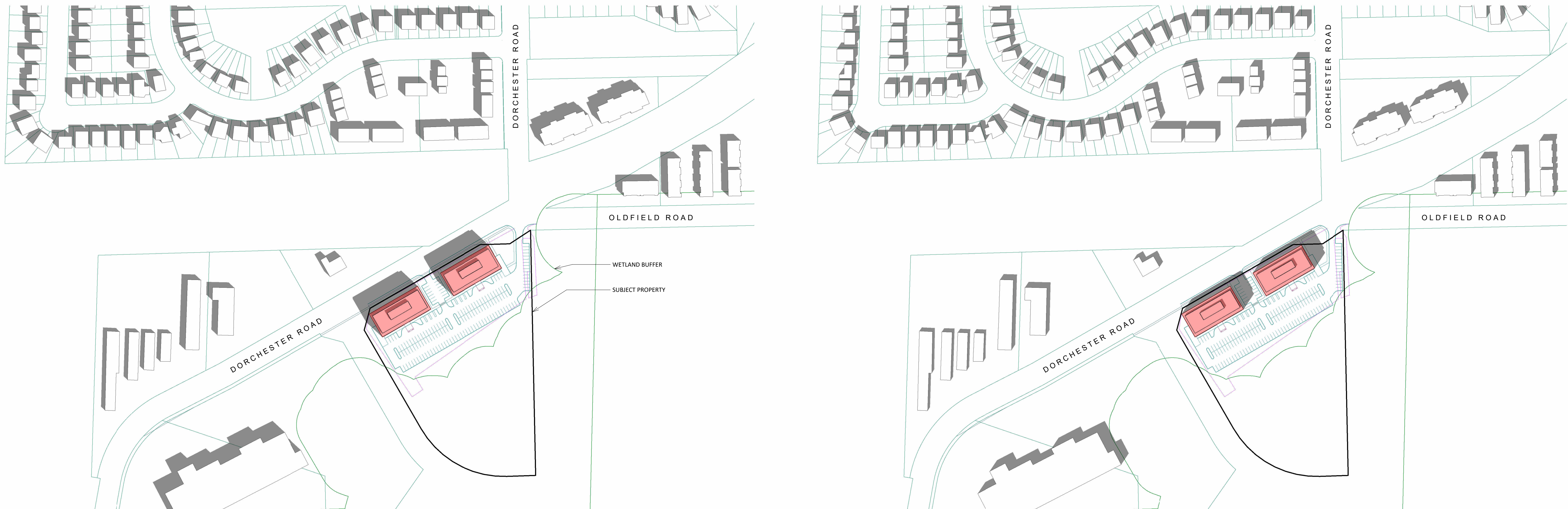
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Niagara Falls, Ontario

## Shadow Studies - Spring Equinox - March 21

PROJECT NUMBER	22168
DATE	2023-06-15
CLIENT	Owner
DRAWN BY	Author

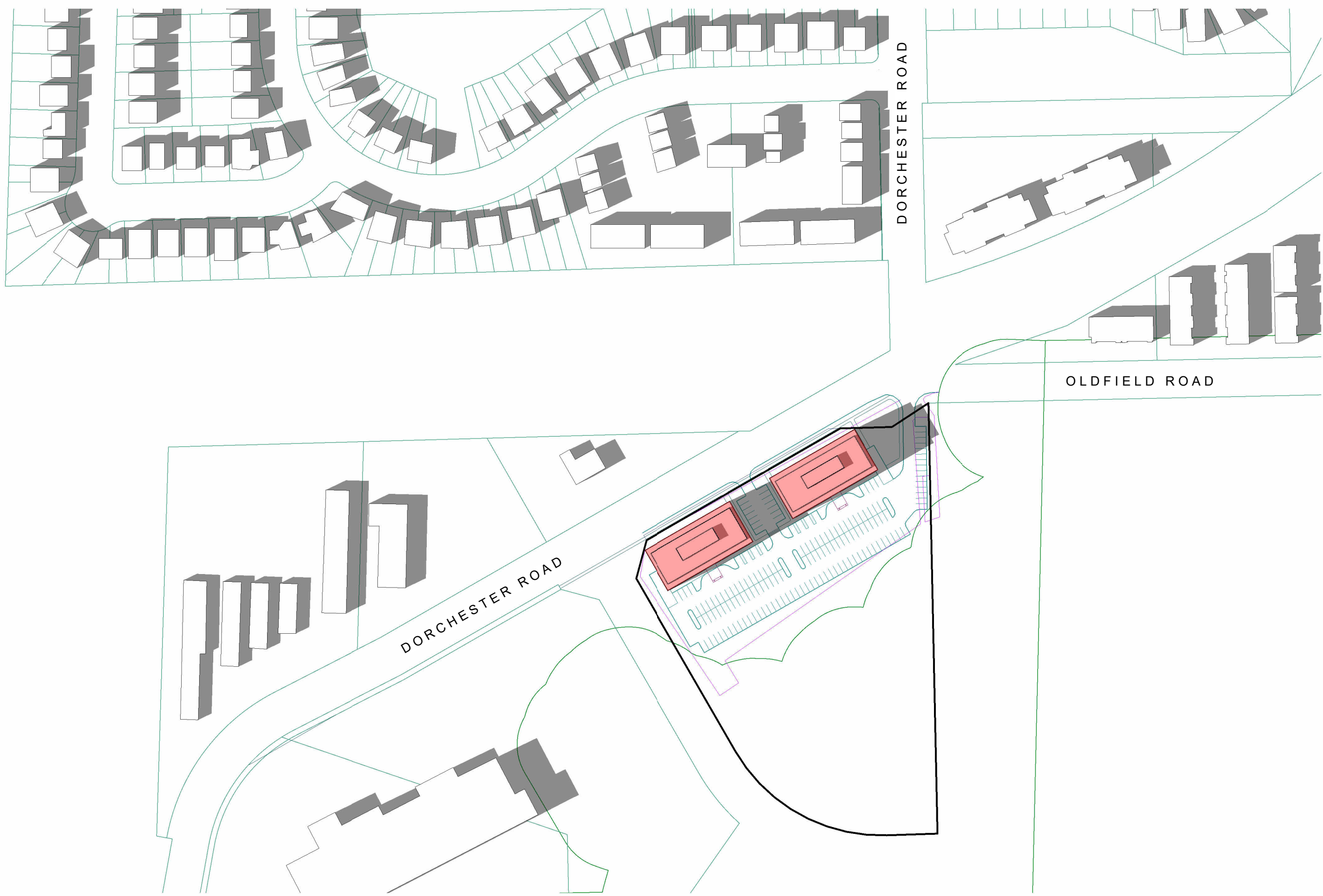
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SCALE 1 : 2000



2 Spring Equinox — 10 AM  
1 : 2000

1 Spring Equinox — 2 PM  
1 : 2000

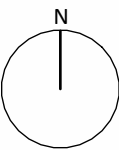


3 Spring Equinox — 4 PM  
1 : 2000



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## Shadow Studies - Summer Equinox - June 21

PROJECT NUMBER	22168
DATE	2023-06-15
CLIENT	Owner
DRAWN BY	Author

# A-3.02

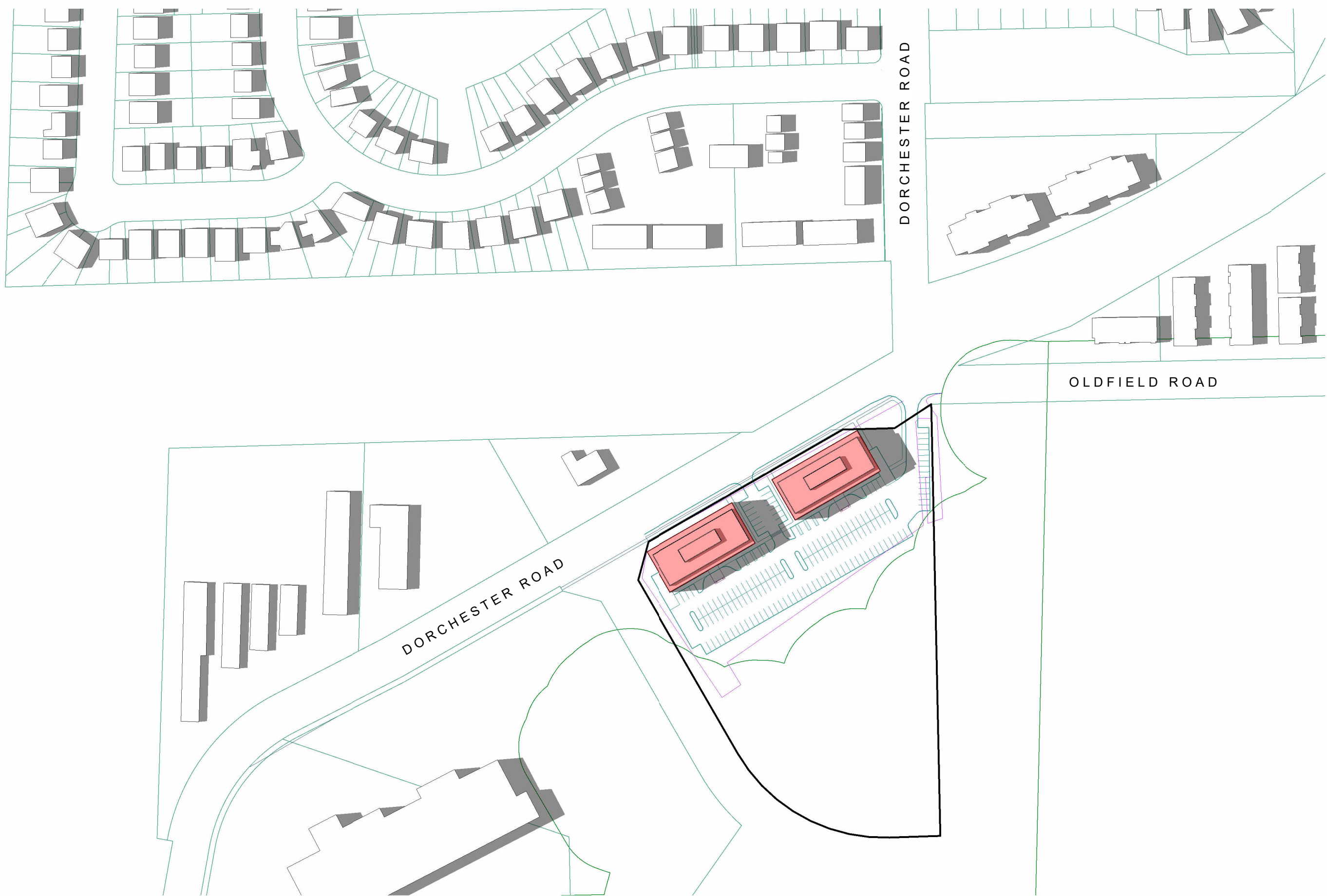
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1 Summer Equinox — 10 AM  
1 : 2000



2 Summer Equinox — 2 PM  
1 : 2000



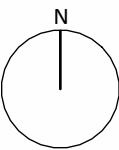
3 Summer Equinox — 4 PM  
1 : 2000



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## NOTES



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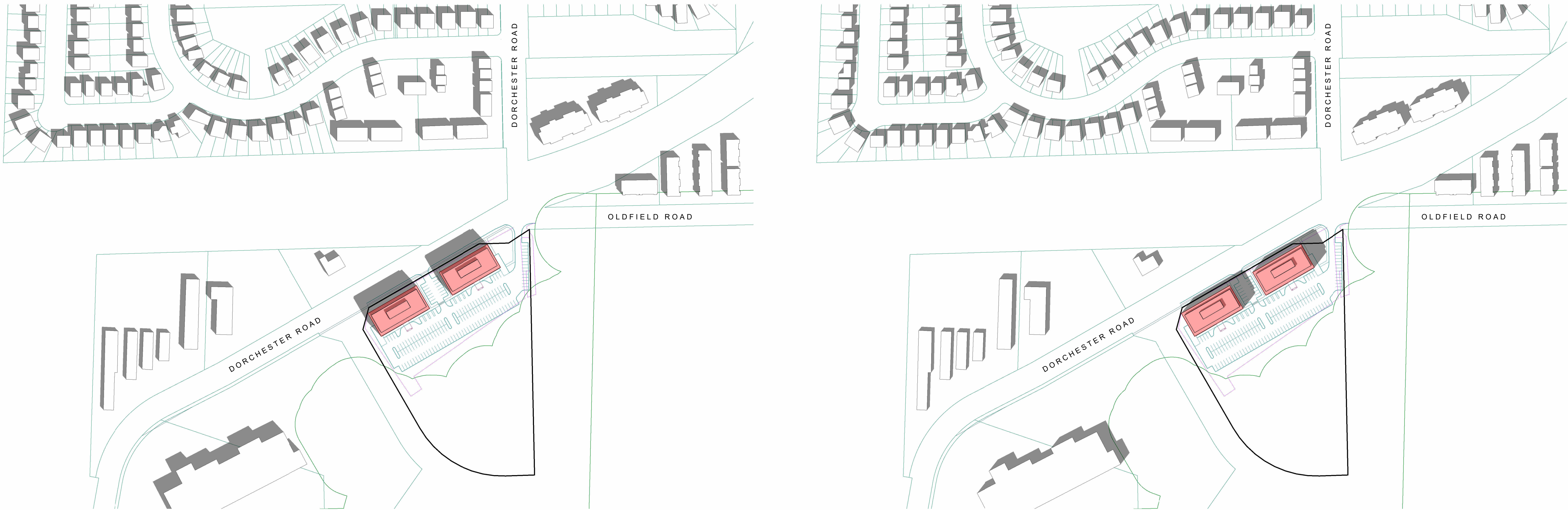
SHEET TITLE

## Shadow Studies - Fall Equinox - September 21

PROJECT NUMBER	22168
DATE	2023-06-15
CLIENT	Owner
DRAWN BY	Author

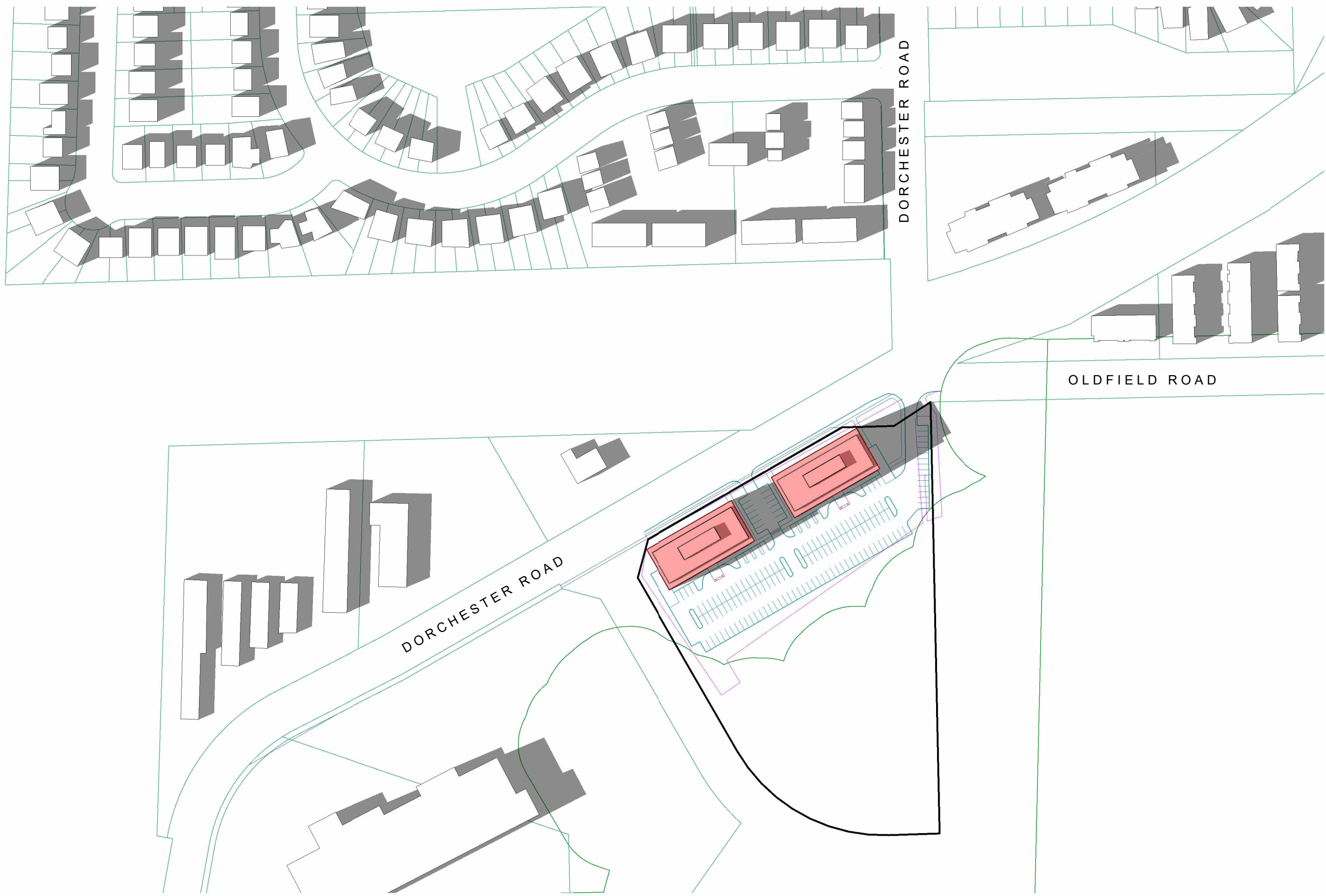
**A-3.03**

SCALE 1 : 2000



1 Fall Equinox — 10 AM  
1 : 2000

2 Fall Equinox — 2 PM  
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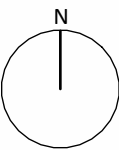


3 Fall Equinox — 4 PM  
1 : 2000



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## Shadow Studies - Winter Equinox - Decemeber 21

PROJECT NUMBER	22168
DATE	2023-06-15
CLIENT	Owner
DRAWN BY	Author

# A-3.04

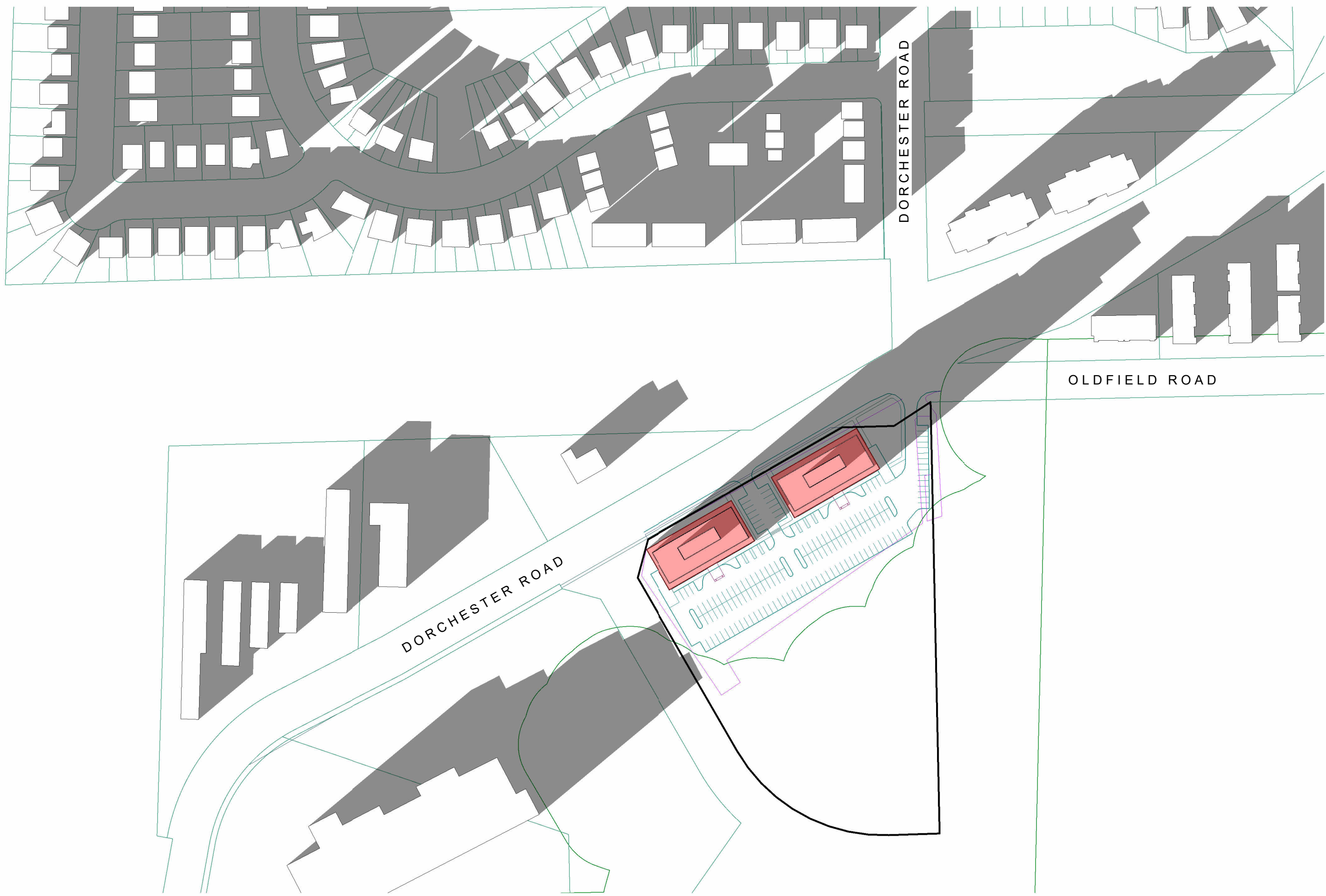
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1 Winter Equinox — 10 AM  
1 : 2000



2 Winter Equinox — 2 PM  
1 : 2000



3 Winter Equinox — 4 PM  
1 : 2000